

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Great Falls**

State: **MT**

PJ's Total HOME Allocation Received: **\$5,963,373**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	3		
Program Progress:							
% of Funds Committed	90.26 %	93.78 %	3	90.66 %	47	49	
% of Funds Disbursed	88.48 %	90.64 %	3	81.06 %	79	81	
Leveraging Ratio for Rental Activities	7.38	6.78	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.44 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	99.02 %	80.93 %	1	68.23 %	94	96	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.71 %	89.78 %	3	79.86 %	51	57	
% of 0-30% AMI Renters to All Renters***	40.37 %	42.70 %	3	44.82 %	41	40	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.76 %	99.27 %	3	94.65 %	47	50	
Overall Ranking:			In State:	1 / 3	Nationally:	90 91	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,854	\$12,707		\$25,419	161 Units	26.30 %	
Homebuyer Unit	\$10,366	\$9,483		\$14,530	446 Units	72.90 %	
Homeowner-Rehab Unit	\$17,764	\$15,698		\$20,251	5 Units	0.80 %	
TBRA Unit	\$0	\$0		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Great Falls MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,921	\$78,948	\$17,764
State:*	\$73,890	\$89,608	\$14,571
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	92.5	93.5	100.0	0.0
Black/African American:	0.0	0.2	0.0	0.0
Asian:	1.3	0.0	0.0	0.0
American Indian/Alaska Native:	3.8	3.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	1.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.1	0.0	0.0

ETHNICITY:

Hispanic	0.0	2.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	89.3	20.0	20.0	0.0
2 Persons:	6.3	29.6	40.0	0.0
3 Persons:	3.8	24.7	20.0	0.0
4 Persons:	0.0	16.4	0.0	0.0
5 Persons:	0.6	5.6	0.0	0.0
6 Persons:	0.0	2.5	0.0	0.0
7 Persons:	0.0	0.9	20.0	0.0
8 or more Persons:	0.0	0.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.7	20.0	0.0	0.0
Elderly:	76.1	0.2	20.0	0.0
Related/Single Parent:	5.0	42.8	60.0	0.0
Related/Two Parent:	1.9	31.8	20.0	0.0
Other:	1.3	5.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	3.1	2.5[#]
HOME TBRA:	0.0	
Other:	49.1	
No Assistance:	47.8	

of Section 504 Compliant Units / Completed Units Since 2001 109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Great Falls

State: MT

Group Rank: 90
(Percentile)

State Rank: 1 / 3 PJs

Overall Rank: 91
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	99.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.76	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.67	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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